

REVISIONS:

JOB NO. 46748.00

DATE: ____12/7/99

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 12/15/00	Name of POADP: PRIEST ROAD
Owners: HUGO GUTIERREZ	Consulting Firm: W.F. CASTELLA & ASSOC,
Address: 408 SHILO	Address: 6800 PARK TEN STE 180
LAREDO TX 78045	BA TX 78213
Phone: (956) 722 5196	Phone: 734 5351
Existing zoning:	Proposed zoning:
Site is over/within/includes: Edwards Aquifer Recha Projected # of Phases: San Antonio City Limit Council District: Ferguson map grid	5± Ves No
Land area being platted: Single Family (SF) Multi-family (MF) Commercial and non-residential	Acres
Is there a previous POADP for this Site? Name	NO
Is there a corresponding PUD for this site? Name	No
Plats associated with this POADP or site? Name	No
Name	No
Name	No
Contact Person and authorized representative: Print Name: Hogo Gotteritz Signatur	re: 1/2/1/3
Date: 12/15/29 Phone: 27	20 4846 Fax:

name of the POADP and the subdivision;
indication of development phases on the POADP;
perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
north arrow and scale of the map;
proposed land use by location, type and acreage;
delineation of the circulation system including all collectors, arterial, and local type "B" streets;
contour lines at intervals no greater than ten (10) feet;
legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
existing adjacent or perimeter streets;
one hundred year flood plain limits;
location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment revision on the POADP map;
TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
the POADP does does not abut State Highway Department facilities and one additional copy of the POADP plan have been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;
The POADP is is is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
certify that the POADP application and accompanying maps are complete and that the conditions listed on this oplication have been met.
ertifying Representative:
int Name: Hugo Guthicz Signature: 25 18
you have any questions please call Flizabeth Carol et 207 7000

APPLICATION REVISED January 5, 1998

NA



CITY OF SAN ANTONIO

January 21, 2000

Steven E. Hanan Vice President W. F. Castella & Assoc. 6800 Park Ten Blvd., Suite 180 South San Antonio, TX 78213

Re: Priest Road

POADP # 660

Dear Mr. Hanan,

The City Staff Development Review Committee has reviewed Priest Road Subdivision Preliminary Overall Area Development Plan # 660. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will be required during the platting process. Bexar Co. Public Works will require base flood elevations at the plat level.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

Mr. Hanan Page 2 January 21, 2000

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

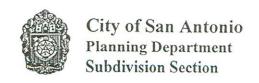
Sincerely,

Emil R. Moncivais AIA, AICP

Director of Planning

EM/EAC

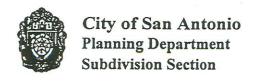
cc: Andrew J. Ballard, P. E., City Engineer



REQUEST FOR REVIEW of POADP

TO:			
☐ Public Works:	⇒ Streets & Traffi	c ⇒ Drainage	
☐ Building Insp.:	⇒ Tree Preservation	on ⇒ Fire Protectio	n
☐ Bexar County Pu	ıblic Works	* * * * * * * * * * * * * * * * * * *	
Major Thorough	fare		
FROM: J. Ja	y – Planning	D	Date 12-21-99
POADP NAME:			
department. Copy this	ng Commission or Directors is review sheet as needed. ADP meeting. Your written ite.	Mark your comments he	ere and be prepared to
M	tively scheduled for 1		
I recomme	end approval	☐ I do not reco	ommend approval
I recomme	end approval, I notifie	☐ I do not reco	ommend approval
I recomme	end approval	☐ I do not reco	ommend approval

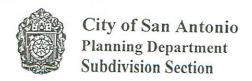
Nov. 99 Jay



REQUEST FOR REVIEW

RECEIVED DEC 1 6 1999

TO: CITY ARBORIST	Date 12/15/90		
FROM: W.F. CASTELLA & ASSOCIATES 734-5351	*		
ITEM NAME: PRIEST ROAD PO.A.D.P. FILI	E #		
RE:			
SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the Department of Planning, Land Development Services Division, Subdivision Section. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days. Please Return By: Proposed plat-30 days Variance-15 days POADP's-10 days			
Plat deferral-30 days Plan / legal doc-15 days Other NO RESPONSE WITHIN THE TIME INDICATED WILL I			
CONSIDERED APPROVAL OF THE ITEM.	DE		
I recommend approval	mend approval		
I recommend approval I do not recommend	mend approval, the engineer/		
I recommend approval On, I notified	mend approval, the engineer/		
I recommend approval On, I notified subdivider/agent, of the corrections needed to remove this objection.	mend approval, the engineer/ Tel #		
I recommend approval On, I notified subdivider/agent, of the corrections needed to remove this objection.	mend approval, the engineer/ Tel #		



REQUEST FOR REVIEW of POADP

TO:		VIEW OIL	OINDI
☐ Public Works:	⇒ Streets & Traffic	→ Drainage	
☐ Building Insp.:	⇒ Tree Preservation	⇒ Fire Protection	
Bexar County Pub	olic Works		
☐ Major Thoroughfa	are		
FROM: J. Jay	1.000	Da	te <u>12-21-99</u>
POADP NAME:	PRIEST RD.		
comment to the Planning department. Copy this review at the next POAI documentation in the file	ed item has been submitted as Commission or Director. review sheet as needed. Made of the Management of the Properties of the Commission of the Properties	If necessary, please of ark your comments here comments are strongly e	e and be prepared to encouraged for
1 recommen	ıd approval	☐ I do not recom	nmend approval
On	, I notified_		, the engineer/
subdivider/agent, of	the corrections needed to	remove this objection.	Tel #
Comments: Se	2 Attach	menta Pley	euiel
	•	×	
Signat	h		1-6-2000
,	ture	Title	Date

O Soil classification and site evaluation for Each soils type present.

2) Letter from the water purileyour.

3) Section 8:03 of Befar Co Regulations reguleres a minimum. lot size of 1/2 acre after deductions for all Easements and P-O-W dedications.

DEVELOPER: HUGO GUTIERREZ 408 SHILO LAREDO, TEXAS 78045 956-722-5196



REVISIONS:

46748.00 JOB NO. _

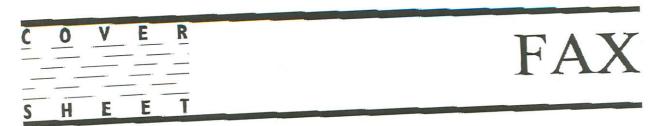
12/7/99 DATE:

DESIGN:

P.D.L. DRAWN:

CHECKED:

SHEET 1 OF 1



To:

Emil R. Moncivais, AICP, AIA

Fax #:

207-7897

Subject:

PRIEST ROAD POADP

Date:

January 18, 2000

Pages:

3, including this cover sheet.

I received a fax from J. Jay - copy attached - on this POADP on January 7, 2000. She stated that a TIA will be required. We submitted said TIA to Traffic on DECEMBER 15, 1999 - see attached WFC transmittal signed by Marcela.

She also stated that any further review would await until comments are received from Bexar County.

I would sincerely appreciate it if this POADP could be scheduled for review this Friday. I will be happy to have someone from my office be there to answer any questions if you desire.

Please advise.

Thanks.

From the deak of ...

Steven E. Hanan, P.E., R.P.L.S.
Vice President
W.F. CASTELLA AND ASSOCIATES, INC.

W.F. CASTELLA AND ASSOCIATES, INC. 6800 Park Ten Bivd, Suite 180 South San Antonio, Texas 78213 210-734-5351

Fax: 210-734-5363

01/07/00 10:47 2210 207 4441

CSA PLANNING

@001/001

SAN ANTONIO PLANNING DEPARTMENT LAND DEVELOPMENT SERVICES



FAX MEMO

DATE: 1-7-99

TO: W. F. Castella Engineering

FAX # 734-5363

NUMBER OF PAGES INCLUDING THIS COVER ___

Lee.

The POADP committee met this morning to discuss your Priest Rd. POADP. The plan cannot be accepted at this time. Please contact the following...

Todd will se turn ca

Public Works

A TIA will be required.

Will await any further comment until a review has been received from Bexar Co. Public Works. A copy of the plan has been sent to Mike Herrera and we are awaiting him comments.

mike will fax/e-mail app 1/20/00

FROM:

J. JAY - PLANNER II

phone # 210-207-7889

fax # 210-207-4441

e-mall: jean ay@ci.sat.tx.us

f enclosures are not as noted, kindly notify us as once.

SAN ANTONIO PLANNING DEPARTMENT LAND DEVELOPMENT SERVICES



FAX MEMO

DATE: 1-7-99

TO: W. F. Castella Engineering

FAX # 734-5363

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 Public Works. A copy of the plan has been sent to Mike Herrera and we are awaiting him comments.

FROM: J. JAY - PLANNER II

phone # 210-207-7889

fax # 210-207-4441

e-mail: jeanjay@ci.sat.tx.us

TRANSMISSION OK

TX/RX NO.

2840

CONNECTION TEL

97345363

CONNECTION ID

START TIME

01/07 10:46

USAGE TIME

00'47

PAGES

1

RESULT

OK

SAN ANTONIO PLANNING DEPARTMENT LAND DEVELOPMENT SERVICES



FAX MEMO

DATE: 1-7-99

TO: W. F. Castella Engineering

FAX # 734-5363

NUMBER OF PAGES INCLUDING THIS COVER ____

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CITY OF SAN ANTONIO Public Works Department

Interdepartment Correspondence Sheet

TO:	Elizabeth Carol, Planning Department
FROM:	Engineering and Traffic Division
COPIES TO:	File
SUBJECT:	Priest Road Subdivision, POADP (County Block #4133) Level 2 T.I.A.
	Date:January 19, 2000

The Engineering and Traffic Division has reviewed the Level-2 Traffic Impact Analysis for the Priest Road Subdivision located south of Priest Road and Lamm Road. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of single family detached housing estimated to generate 612 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through five access points onto Priest Road and two additional stub-out streets to the north and east for future access.

Robert W. Opitz, P.E.

Chief Engineer Development

Review and Drainage

Approved by:

Andrew J. Ballard, P.E.

City Engineer

AJB/RWO/TS ID 2000TIA0102

5

TRANSMISSION OK

TX/RX NO.

2772

CONNECTION TEL

96260613

CONNECTION ID

START TIME

01/04 16:38

USAGE TIME

01'04

PAGES

2

RESULT

OK

FAX MEMO

TO:

Mr. Ruben Corkill, Superintendent

Southside ISD

626-0613

FROM:

J. Jay, Planner II Land Development Services

207-7889

SUBJECT:

Priest Rd. POADP

COPY:

POADP File -

DATE: Jan. 4, 2000

The POADP committee will meet this Friday to review a new POADP application for a new development mentioned above. You are invited to attend this meeting to offer input on this new development in your school district.

The plan site is located on the south side of Priest Rd. at Lamm Rd. The application/plan indicates that...

- The site consists of 607 acres
- Approx. 600 lots
- Will have approx. five phases
- Is outside of the city limits but within our ETJ
- Is not associated with a plat at this point.
- Owner Hugo Gutierrez
- Engineering W. F. Castella 734-5351 for info

Your participation is entirely at your discretion. Our Director wants the school districts to have every opportunity to be involved in the development process as early as possible. Should you have any questions on our process, please feel free to call. (see attached text to elaborate)

FAX MEMO

TO:

Mr. Ruben Corkill, Superintendent

Southside ISD 626-0613

FROM:

J. Jay, Planner II Land Development Services

207-7889

SUBJECT:

Priest Rd. POADP

COPY:

POADP File -

DATE: Jan. 4, 2000

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Meeting info...

Municipal Plaza Building

114 W. Commerce

3rd Floor Conference Room

8:30 a.m.

My department contacted all of the school districts about a year ago to establish communications between Fall 99 agencies. Part of that contact has continued with the neighborhood development section located a floor below mine, land development services.

Our director, Mr. Emil Moncivais, assumed that contact was to continue to land dev. services. There was supposed to be communication open to inform the school districts of proposed residential development within their districts. Apparently, that did not go thru.

We process 'master plans' for developers called Preliminary Overall Area Development Plans (POADP's). A POADP committee meets every Friday to review the plans submitted the week before. The POADP is the first step in large development, either residential or commercial. A POADP is required when the development is expected to occur in phases. If a developer plans to create a subdivision in only one phase, a POADP is not required. Mr. Moncivais had expected representatives from the school districts to be involved with the review process and attend the weekly meeting. That has not happened.

I came into this section about four months ago. When Mr. Moncivais mentioned his concerns about the school districts not being informed, I decided to take a more direct approach and establish communications with school district representatives myself. I will e-mail or fax agendas of each POADP meeting to those school districts which are directly affected by the development under consideration at the time. As development is very slow in some parts of town, some districts may not be notified for months.

I did a quick analysis of development we have looked at this year for the director. Northside ISD had 24 plans in its district. Northeast and Judson had four. Southwest ISD had three and Southside had only two.

You may elect to not attend the meeting. That is OK. If you want someone else to be notified, please let me know. If you care to see any plans we have in our files, please feel free to call me. But note, I share a position with our historic office. I work in the Subdivision section (land dev. services.) in the morning and in Historic in the afternoon.

REMIT TO: CITY OF SAN ANTONIO P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

INVOICE 1689559

AMT ENCLOSED

AMOUNT DUE INVOICE DATE DUE DATE

381.10 12/16/1999 12/16/1999

50-04-5573

CAMPBELTON ROAD, LTD.

408 SHILOH

LAREDO, TEXAS 78045

PHONE: 000 - 0000

POAPD FEES

CK#0036 - \$370.00 AND CASH -\$11.10

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 12/16/1999

INVOICE 1689559

ACCOUNT

DUE DATE 50-04-5573 12/16/1999

OFFICE HOURS 7:45 - 4:30

LINE INDEX REF

DESCRIPTION

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381.10

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT

DOCUMENT

END

12/15/1999 12/15/1999 PRIEST ROAD

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CURRENT CHARGES NEW BALANCE TOTAL AMT DUE

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CAMPBELTON ROAD, LTD.

408 SHILOH LAREDO, TX 78045 (956) 722-5196 FALCON NATIONAL BANK 5219 MCPHERSON ROAD LAREDO, TX 78045

88-1580/1149

9/21/99

**370.00

TO THE DER OF

City Of San Antonio

\$

0036

City Of San Antonio

DOLLARS

* PRIEST ROAD POADP REVIEW FEE AUTHORIZED SIGNAT

015565565111 #000036# #114915803#









TRANSMITTAL LETTER

A T.C.B. INC., CO.

	Date:	1/24/00
Proj	ect No.: 4674	18.00 T/LC: 30K
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	Projections Submitted noted corrections 19	Project No.: A674 Re: PRIES PRO. EPARATE COVER VIA DESCRIPTION DESCRIPTION Submitted Resubmit anoted Submit corrections Return